

**MINUTES OF MEETING  
AVIARY AT RUTLAND RANCH  
COMMUNITY DEVELOPMENT DISTRICT**

A Landowners' Meeting of the Aviary at Rutland Ranch Community Development District was held on November 5, 2024 at 11:00 a.m., at Home2 Suites by Hilton – Lakewood Ranch, 6015 Exchange Way, Bradenton, Florida 34202.

**Present were:**

Jere Earlywine  
Stephen J. Cerven

District Counsel  
Landowner/Proxy Holder

**AUDIO WAS NOT AVAILABLE**

**MINUTES TRANSCRIBED FROM MEETING DOCUMENTS**

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Earlywine called the meeting to order.

**SECOND ORDER OF BUSINESS**

**Affidavit/Proof of Publication**

The affidavit of publication was included for informational purposes.

**THIRD ORDER OF BUSINESS**

**Election of Chair to Conduct Landowners' Meeting**

Mr. Earlywine served as Chair to conduct the Landowners' Meeting.

**FOURTH ORDER OF BUSINESS**

**Election of Supervisors [Seat 3]**

**A. Nominations**

The following nomination was made:

Seat 3            Scott Falkner

No other nominations were made.

**B. Casting of Ballots**

Mr. Cerven is the designated Proxy Holder of ROWE VENTURES LLC, owner of 417.5242 acres, equating to 418 voting units, and 34 platted units, equating 34 voting units, for a total of 452 voting units. Mr. Cerven is eligible to cast up to 452 votes per Seat.

**I. Determine Number of Voting Units Represented**

A total of 452 voting units were represented.

**II. Determine Number of Voting Units Assigned by Proxy**

All 452 voting units were assigned by proxy to Mr. Cerven.

Mr. Cerven cast the following votes:

Seat 3	Scott Falkner	430 votes
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**C. Ballot Tabulation and Results**

Mr. Earlywine reported the following ballot tabulation, result and terms length:

Seat 3	Scott Falkner	430 votes	4-year term
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**FIFTH ORDER OF BUSINESS**

**Landowners' Questions/Comments**

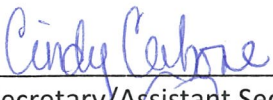
There were no Landowners' questions or comments.

**SIXTH ORDER OF BUSINESS**

**Adjournment**

The meeting adjourned.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
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Secretary/Assistant Secretary

  
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Chair/Vice Chair